
Z-2503
ST. ANTHONY HEALTH CARE
R2 TO MRU

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner JF Klinker Realty, LLC (represented by attorney Joseph Bumbleburg) is requesting rezoning of 1.89 acres for an addition to the existing nursing home. The site is located between 14th and 15th Streets, south of Howell and north of Hartford Street, more specifically 1205 N. 14th Street, Lafayette, Fairfield 21 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is part of and located on the west edge of a large R2 zone in the north half of Lafayette, established at the inception of zoning. Properties adjoining on the west, across 14th Street, are zoned R1U, with one lot zoned R3U. To the southwest are properties zoned MRU and NBU. At the intersection of 14th and Howell, to the north, is a block and-a-half of NB and NBU zoning. The "U" zones to the west were put in place as part of the Lincoln Neighborhood rezone in April 1999 (Z-1841), except for the MRU zone. In January 2011, all urban area MR zones were appropriately rezoned to MRU (Z-2442), reflecting the MR-MRU amendment to the Unified Zoning Ordinance (UZO) adopted a few months earlier.

AREA LAND USE PATTERNS:

St. Anthony Health Care is a nursing home that has served the area since 1986. The 1.89 acre site is an amalgamation of several platted lots that sits between neighborhood homes to the west and north and St. Elizabeth Central healthcare facilities to the east and south. The proposed 3,800-sqft addition will add eight new resident rooms to the northeast part of the existing building.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies 14th Street as an urban secondary arterial and 15th Street as an urban local road. The new addition will front on 15th Street. Platted alleys border on the north and south sides of the site.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

St. Anthony is served by Lafayette sanitary sewer and water.

STAFF COMMENTS:

In 1986, under our previous zoning ordinance, nursing homes were permitted by right in R2 zones. In 1998, with the adoption of the current UZO, the primary use - Nursing Home - was reclassified under SIC 805 - Nursing and personal care facilities - and

removed from the R2 zone. However the new UZO also created the MR zone specifically intended to include medical related uses like St. Anthony Health Care. With the adoption of the MR-MRU amendment in 2011, zoning standards were even more customized to fit this type of land use in the MRU zone based on its urban location.

STAFF RECOMMENDATION:

Approval